

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$22,214,704**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	10		
% of Funds Committed	93.92 %	93.69 %	6	92.07 %	71	69	
% of Funds Disbursed	90.08 %	84.36 %	2	84.14 %	82	79	
Leveraging Ratio for Rental Activities	0.04	3.65	10	4.79	1	1	
% of Completed Rental Disbursements to All Rental Commitments***	76.67 %	83.19 %	9	81.45 %	20	19	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.00 %	59.96 %	9	69.74 %	24	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.80 %	66.96 %	7	80.97 %	14	17	
% of 0-30% AMI Renters to All Renters***	53.60 %	31.52 %	3	45.50 %	68	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	74.40 %	91.27 %	9	95.55 %	3	4	
Overall Ranking:			In State:	9 / 10	Nationally:	8	13
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,845	\$13,991		\$26,831	500 Units	28.30 %	
Homebuyer Unit	\$5,804	\$17,160		\$15,029	1,142 Units	64.70 %	
Homeowner-Rehab Unit	\$24,265	\$28,271		\$20,806	123 Units	7.00 %	
TBRA Unit	\$0	\$1,617		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$10,890	\$78,224	\$24,117
State:*	\$54,451	\$67,657	\$29,268
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	0.7 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.6	30.1	25.2	0.0	Single/Non-Elderly:	45.1	30.4	18.7	0.0
Black/African American:	53.8	66.1	74.0	0.0	Elderly:	40.6	1.0	43.1	0.0
Asian:	0.5	0.1	0.0	0.0	Related/Single Parent:	5.0	47.6	8.9	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0	Related/Two Parent:	2.1	13.7	21.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0	Other:	6.6	7.2	8.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.8	0.0					
Asian/Pacific Islander:	0.0	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	1.1	2.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	74.4	30.8	55.3	0.0	Section 8:	53.6	0.3 [#]		
2 Persons:	14.2	27.3	26.8	0.0	HOME TBRA:	0.0			
3 Persons:	7.1	23.5	10.6	0.0	Other:	2.6			
4 Persons:	2.6	11.8	4.1	0.0	No Assistance:	43.8			
5 Persons:	1.3	4.6	1.6	0.0					
6 Persons:	0.0	1.4	1.6	0.0					
7 Persons:	0.3	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

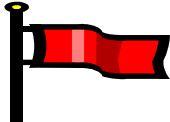
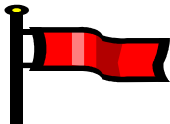
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee State: GA Group Rank: 8
 (Percentile)
 State Rank: 9 / 10 PJs Overall Rank: 13
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	76.67	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	74.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

